

Regional Office: Hotel Combernere Complex, the Mall Shimla -171001 RO/RECV/ 2025-26/97 Date:22/05/2025

Web Master/MMS Helpdesk,

Reg: Uploading of e-auction Sale Notice of Shimla Region.

Sir,

Enclosed please find herewith the E-auction Sale Notice and detailed terms and conditions of e-auction of our Region scheduled on **10-06-2025**

You are requested to please upload the Notice on the website of our Bank and circulate the same to all branches and offices.

Thanking you,

Yours faithfully,

(Mukesh Choudhary) Regional Head

Encl: As stated

Central Bank of India

Regional Office: Shimla

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

"Interested Bidder may deposit Pre-Bid EMD with E-Auction Portal i.e. https://baanknet.com half an hours before the Auction end time Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in https://baanknet.com Bank account and update of such information in the E-Auction website https://baanknet.com This may take some time as per banking process and hence bidders,

in their own interest, are advised to submit the Pre-Bid amount well in advance to avoid any last minute problem."

E auction Sale Notice for sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assests and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) & 6(2) of the security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable/Movable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Central Bank of legic will be seld on "As is where is" "the in what is" and "Whitehouse there is has is"

India, will be sold on "As is where is",	"As is what is", and "Whatever there is basis".		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Mary 1 at the second of the se		
Sr. Name of the Branch &	Details of property/	Date of Demand Notice O/S Dues	Reserve Price	Date and time	QR Code for	
	secured assets & owner of the property	Possession Date	EMD Bid Increase Amount	of E-auction	Photo & Details	
District Control of the Control of t	Residential house area 0-01-15 Hect being 115/3889th share	21.11.2016	Rs. 14,05,000/-	10.06.2025		
D/o Sh. Amin Chand, UP Mohal		Rs. 21,61,223.00		12:00 PM	7 1 1 P	
Bhatoli College, Sub Tehsil-		plus further interest	Rs. 1,40,500/-	to		
Mehatpur Basdehra, District- Una	Mohal- Bhatoli, Collage, Sub Tehsil- Mehatpur Basdehra,	and expenses thereon	Rs. 10,000/-	04:00 PM	回路等	
	District- Una (HP). Boundary (Present): North- Existing House	02.06.2017				
S/o Sh. Telu Ram.	of Sh. Madan Lal, South-New Constructed house others, East-			r		
2. BRANCH OFFICE : PAONTA SAHIB		30.01.2019	Rs. 42,00,000/-	10.06.2025 12:00 PM	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	
Borrower : M/S Him Cold Fruit	Khata/Khatoni No 92-115 to 178 Kita 86, village Gojar Aden, Tehsil Paonta Sahib, Distt. Sirmaur (HP) in the name of M/S Him cold Fruit	Rs. 3,47,93,845.65	Rs. 4,20,000/-	12.00 PW	100	
Company Prop. Sh. Atma Ram &	Company, Dimesnsion of the site: North: 20.40 m, South: 20.40	and expenses thereon	Rs. 10,000/-	04:00 PM		
Sh. Pawan Dayal. Guarantor :	m, East: 35.00 m, West: 35.00 m	03.06.2019	American de la constante de la	Marie To Table		
Mr. Kashmir Singh Negi S/o Madan Lal R/o Village Bhaduli, PO Sachani Block Bajora, Tehsil Bhuntar, Distt. Kullu, (HP) 175125.						
3. BRANCH OFFICE : UNA	Land & Building comprised in Khata/ Khewat No. 245, Khatoni No.	22.04.2019	Rs. 20,67,000/-	10.06.2025		
Borrower: M/s Krishna	309, Khasra No. 1017, Area- 768 sq. cm., Situated at Up Mohal		Rs. 2,06,700/-	12:00 PM		
Steels. Proprietor: Mrs.	Nangal Kalan, Tehsil- Haroli, District- Una owned by Mrs. Promila Devi W/o Sh. Vijay Kumar, R/o Village Ghaluwal, P.O. Saloh, Sub-	pius iuitilei iiiterest		to		
Promila Devi W/o Mr. Vijay	Tehsil- Ispur, District- Una (HP).	and expenses thereon	Rs. 10,000/-	04:00 PM	■38/4-355	
Kumar Sharma. Guarantor :		20.09.2019		-		
Mr. Ankit Sharma.	Land and Building comprised in Khata No. 245, Khatoni No. 309,	22.04.2019	· · · · ·		F 4 1-4- 1	
4. BRANCH OFFICE : UNA Borrower : M/s Sri Krishna Trading		Rs. 63.70.762/-	Rs. 38,59,000/-	10.06.2025		
Company Proprietor · Mr Ankit	Kalan, Tehsil-Haroli, District-Una owned by Mrs. Promila Devi W/o Sh.	plus further interest	Rs. 3,85,900/-	12:00 PM		
Sharma. Guarantor : Smt. Promila	Vijay Kumar, R/o Village- Ghaluwal, P.O. Saloh, Tehsil- Haroli, District-	and expenses thereon		to 04:00 PM		
Devi W/o Sh. Vijay Kumar.	Una (HP).	20.09.2019	Rs. 10,000/-	04.00 PW	国现在25%	
5. BRANCH OFFICE : KULLU	Three (3) Biswas (Covered by Old House & Angan in Front)	26.09.2018	Rs. 13,78,000/-	10.06.2025		
Borrower: Sri Kuram Dev	=1308 sq. feet (Approx) Portion comprised in Khasra No. 667 of	Rs. 15,96,142/-	Rs. 1,37,800/-	12:00 PM		
Sharma, S/o Sri Hari Chand	Village- Shalang, Phatti dunkhri gahar, Kothi Dugilag, Tehsil &	plus further interest and expenses thereon	Rs. 10,000/-	to 04:00 PM		
Sharma, R/o V.P.O. Shallang,	District- Kullu (HP) along with structure standing or erected thereon, owned by Shri Kuram Dev Sharma S/o Shri Hari	14.02.2019	10. 10,000	04.00 F M	Internation of	
Dunkhri Gahar, Tehsil & District-	Chand Sharma Boundary: - North- Devta Than Kashetrapaal Temple, South-House of Sh. Shayam Chand, East- Open angan of Sh					
Ghanshyam Nand S/o Sri Chuni Gurdyal, West-Open Land of Sh. Partap.						
Lal. R/o H. No. 259. Ward No. 8. Gree	en Peace Colony, P.O. Dhalpur, District-Kullu (HP)- 175101.					
6. BRANCH OFFICE : KULLU	Two (2) Biswas (Covered by New House) in Khata Khatauni No.	26.09.2018	Rs. 21,14,000/-	10.06.2025	国的影響	
Borrower: 1. Sri Kuram Dev	410 Min/ 747 Min Khasra No. 667, Situated at Village- Shalang	Rs. 21,55,118/-	Rs. 2,11,400/-	12:00 PM		
Sharma S/o Sri Hari Chand	Phatti Dunkhri Gahar, Kothi Dugilag, Tehsil & District- Kullu	plus further interest	The Property of the Park of th	to		
Sharma and Smt. Reshma Devi	(HP) along with structure standing or erected thereon, owned	and expenses thereon	Rs. 10,000/-	04:00 PM		
W/o Sh. Kuram Dev Sharma, R/o	by Shri Kuram Dev Sharma S/o Shri Hari Chand Sharma	14.02.2019				
	Boundary:- North- Property of Sh. Murli Chand, South- House	e of Sh. Gurr'yal Singh	, East- Village F	ath, West- Pro	operty of Sh.	
Tehsil & District-Kullu (HP)- 175102.	Partap.					
7. BRANCH OFFICE : PALAMPUR	Khata no. 219/199/, 310, Khasra no. Kita 1177- land measuring	24.04.2018	Rs. 5,15,000/-	10.06.2025		
	0-01-89 hect. Situated at Mohal Majhakhra, Mouza –Sullah, Tehsil- Palampur, Distt Kangra- H.P. in the name of Mr. Raj	Rs. 3,72,061/- plus further interest	Rs. 51,500/-	12:00 PM to		
Mrs. Kusuma Devi, Village Majhkhara, PO Sullah, Tehsil-	Kumar S/o Sh. Wazeer Chand. Boundary (Present): East-	and expenses thereon	Rs. 10,000/-	04:00 PM	100	
	Village Path, West- House of Ravinder, North- Private Path,					
Guarantor: Smt. Usha Rani.	South- Open Land Sanjeev.	111000000000000000000000000000000000000				
8. BRANCH OFFICE : UNA	Land & Building comprised in Khata/Khewat No. 295 min, Khatoni No.	05.02.2024	T		TELESCOPIE !	
Barraway & Sandson Sharma Sia	404 min Khasra No. 443 Land measuring 0.06-36 Heats being	Pa 21 00 281/	Rs. 22,00,000/-	10.06.2025		

Sh Bihari Lal Sharma. Guarantor:
Mr Pankaj Dutta, S/o Sh. Kewal
Krishan, Ward No.1, VPO- Khad,
Tehsil & District- Una, H.P.-177207.

Borrower: Sandeep Sharma S/o 404 min, Khasra No. 443, Land measuring 0-06-36 Hects being 39/100 share out of total land measuring 0-16-32 hects, Situated at Mohal Khad, Tehsil Ispur, District Una. Owned by Sh. Sandeep Sharma S/o Sh. Bihari Lal Sharma. Boundaries as Under:- North: Kalika Mata Temple, South: Land of shareholders, East: Land of shareholders, West: Land of shareholders

Rs. 21,09,281/-12:00 PM plus further interest Rs. 2,20,000/and expenses thereon 04:00 PM Rs. 10,000/-20.05.2024



BRANCH OFFICE : UNA Borrower: M/S Vashisth Poultry Farm (Prop- Mrs. Sangina Vashisth). Guarantor: Mr Ashutosh Vashishth S/o Sh. Bishamber Dass, R/o Ward No. 4, Malahat Nagar, Tehsil & District-

Land & Building comprised in Khasra No. 1139, Khata No. 154 29.08.2022 & 07.03.2024 min, Khatouni No. 182 min, Area- 3294 m2 situated at Mohal-Janani, Near Radha Swami Satsang, Tehsil & District- Una (H.P.) & owned by Mrs. Sangina Vashishth W/o Mr. Ashutosh Vashishth, Boundaries as Under:- East: Open Land of Sh. 10.11.2022 & 20.07.2024 Satpal, West: Open Govt. Land, North: Open Govt. Land, South: Owner Land

Rs. 37,60,000/-10.06.2025 12:00 PM Rs. 60,81,874/-Rs. 3,76,000/plus further interest Rs. 10,000/and expenses thereon 04:00 PM



Malahat Nagar, T Una. H.P.- 174303.

Dated: 20.05.2025

o Sh. Ram Nath

10. BRANCH OFFICE : SANTOKHGARH Residential house property measuring 62-25 sqm. Being 2/3 Borrower: M/s Siddhi Vinayak share out of total land measuring 93-38 sqm. Comprised of Traders Prop. Sh. Munish Khasra No. 3522, Khewat No. 249, Khatoni No. 271 Khasra Kumar S/o Prem Kumar. No. 3522 in name of Sh. Prem Kumar S/o Sh. Ram Nath & Smt. Guarantor: Sh. Prem Kumar Sita Devi W/o Sh. Ram Nath, Situated at Ward No. 8, Gautam Street, Village Santosharh, Tehsil & Distt . Una , (HP).

10.07.2019 Rs. 15,00,000/-10.06.2025 Rs. 54,14,020/-plus further interest 12:00 PM Rs. 1,50,000/-Rs. 10,000/-04:00 PM and expenses thereon 28.09.2019



(Authorised Officer)

The E-Auction is being held on "As is where is", "As is what is", and "Whatever there is basis". 1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent equiries regarding the enrumbrances, title of property put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. 2. Bidders has to complete following formalities well in advance: Stet 1- Bidder/ Purchaser Registration: Bidder to register on e-Auction portal https://baanknet.com using his mobile number and email-id. Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider. Step 3: Transfer of EMD amount to his Global EMD Wallet: Online/ off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal. Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date. Copy of proof of address; without which the bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III AFTER DULY FILLED UP & SIGNING 3. For detailed Terms & Conditions of E-Auction, Please refer the link https://baanknet.com & Secured Creditor's website i.e. https://www.centralbankofindia.co.in before submitting their bids and taking part in the E-Auction.

Note: The inspection of the Property/ies put on auction will be permitted to interested bidders during working days between 2 PM to 4PM with prior appointment and consultation with the branch Manager/ Authorised Officer.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Place · Shimla

सेन्टल बैंक ऑफ इण्डिया or Central Bank of India RI/Authorized Officer





Regional Office, Shimla

The e-auction is being held on "As is where is", "As is what is" and "Whatever there is" basis.

Interested Bidder may deposit Pre-Bid EMD with E-Auction Portal i.e. https://baanknet.com
before the close of E-Auction. Credit of Pre – Bid EMD shall be given to the bidder only after receipt of payment in ebkray's Bank account and update of such information in the E-Auction website i.e. https://baanknet.com. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid amount well in advance to avoid any last minute problem.

DATE AND TIME OF E-AUCTION: 10-06-2025 BETWEEN 12:00 PM TO 04:00 PM

Terms and condition for E-Auction

The auction will be "Online E-auction" through website https://baanknet.com

- Date and Time for auction: 10-06-2025 between 12:00 PM To 04.00 PM (With auto extension clauses in case of bid in last 5 minutes before closing) .E-Auction is being held on "As is where is", "As is what is" and "Whatever there is" basis.
- 2. Auction/Bidding shall only through "Online Electronic Bidding" through the website https://baanknet.com and property details is also available at https://baanknet.com. Bidders are advised to go through the website for detailed terms and part in the e-auction sale proceedings.
- 3. Bidders have to complete following formalities well in advance:-
 - Step 1- **Bidder/ Purchaser Registration:** Bidder to register on e-Auction portal https://baanknet.com using his mobile number and email-id.
 - Step 2: **KYC Verification:** Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days)
 - Step 3: **Transfer of EMD amount to his Global EMD Wallet:** Online/ off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal.

Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date. Copy of proof of address; without which the bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III AFTER DULY FILLED UP & SIGNING

 Earnest Money Deposit (EMD) as mentioned above shall be paid online through NEFT/RTGS Transfer (After generation of Challan from https://baanknet.com) in bidders Global EMD Wallet.

> कृते सेन्टल बैंक ऑफ इण्डिया For Central Bank of India

5. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction through NEFT/RTGS in the following Account:-

Account Name: Sale Proceeds of Property pertaining to CBI, RO, Shimla

Account No : 3885289106IFSC Code : CBIN0281002

In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property/amount.

6. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their bid. The inspection of property (ies) put on auction will be permitted to interested bidders at sites between 02:00 PM to 4:00 PM on working days, with prior appointment with Branch Manager/ Authorised Officer. For inspection of properties prospective bidders may contact the following persons: -

Property	Name /Designation of officer	Contact Number	
Property mentioned at Serial No. 1 & 10	Mr Ajay Rana, Branch Manager, B/O Santokh _b arh	7347457204	
Property mentioned at Serial No. 3,4,8 & 9	Sh. Jeetendra Mehta, Branch Manager, B/O Una	9736030426	
Authorized Officer of Property mentioned at Serial No. 1,3,4,8,9 &10	Sh. Atish Thakur, Chief Manager, B/O Nalagarh	9736020420	
Property mentioned at Serial No. 2	Mr Lalit Kumar, Branch Manager, B/O Paonta Sahib	9418846724	
Authorized Officer of Property mentioned at Serial No. 2	Mr. Pradeep Kumar Singh ,Chief Manager,R.O Shimla	9913296996	
Property mentioned at Serial No. 7	Mr Vijay Kumar, Branch Manager, B/O Palampur	7087361258	
Authorized Officer of Property mentioned at Serial No. 7	Mr Vikrant Guleri,Chief Manager,R.O Shimla	7087957561	

- 7. Auction would commence at Reserve Price, as mentioned above. Bidder shall improve their offers in multiple of Rs. 10000/- (Rupees Ten Thousand Only) for property mentioned above .The Bidder who submits the highest bid (Not below the Reserve Price) on closure of Online Auction shall be declared as successful bidder subject to approval of Authorised Officer.
- 8. All the charges including dues to any authority, conveyance, stamp duty and registration charges, TDS etc. as applicable shall be borne by successful bidder only.

कृते सेन्टल बैंक ऑफ इण्डिया For Central Bank of India अधिकत अधिकार/Authorized Officer

- 9. On receipt of the entire sale consideration, the Authorised Officer shall issue the Sale Certificate as per rules.
- 10. The Authorised Officer/Bank reserves the right to postpone /cancel or vary any of terms and conditions of the auction without assigning any reason thereof.
- 11. The Sale shall be subject to rules/conditions/prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 12. Platform (https://baanknet.com) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3 rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400 037(Contact Phone 8291220220, email ID:support.ebkray@psballiance.com). The intending Bidde.s/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com.
- 13. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
- 14. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) using their mobile number and e-mail id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.
- Bidder's Global Wallet should have sufficient balance (>= EMD amount) at the time of bidding.
- 16. Intending bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
- 17. For further details bidders may contact the persons mentioned in Para-6 above for the respective properties. Bidders may also contact authorised representative of our e-Auction Service Provider https://baanknet.com, details of which are available on the e-Auction portal.
- 18. The purchaser shall bear the applicable stamp duties/additional stamp duty /transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, TDS (if any), rates, assessment charges, fee etc. owing to anybody.



- 19. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the eauction without assigning any reason thereof.
- 20. Sale is subject to confirmation by the Bank/ Authorised Officer.
- 21. The Sale is subject to Conditions /Rules/ Provisions prescribed in the SARFAESI Act 2002 and Rules framed thereunder & conditions mentioned herein.

Special Instructions

- 22. Bidding in the last moment should be avoided in the bidders own interest as neither the CENTRAL BANK OF INDIA nor service provider will be responsible for any lapse/failure(Internet failure /Power failure etc.). In order to ward –off such contingent situation bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.
- 23. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of bank. The property is being sold with all the existing and future encumbrances whether known or unknown to bank. The Authorised Officer /Secure Creditor shall not be responsible in any way for any third party claims/rights/dues.

Date: 21/05/2025 Place: Shimla विकृत अधिकारि Authorized Officer Authorized Officer Central Bank of India

कृते सेन्टल बँक ऑफ इंग्डिया For Ceptral Bank of India